LOT 33
IN OR 1995/312
BEACHWOOD VILLAGE UNIT 1

R C O MANAGEMENT COMPANY LLC
1 RAILROAD VINE RD
FERNANDINA BEACH, FL 32034

2025

01-6N-29-0201-0033-0000

BUILDING CHARACTERISTICS

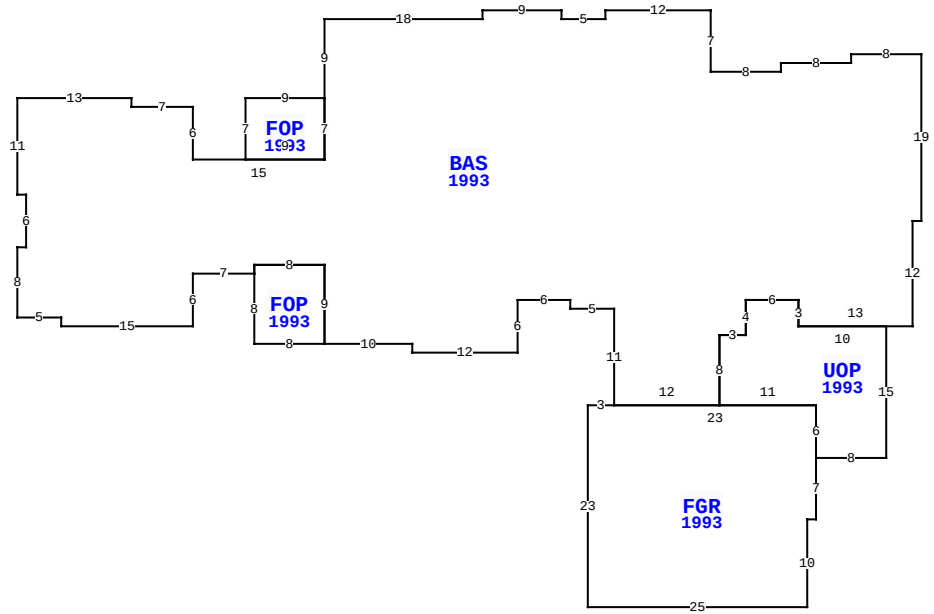
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	19	MARBLE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,079	100	1993	3,079	853,007
FGR	588	55	1993	323	89,484
FOP	63	30	1993	19	5,264
FOP	72	30	1993	22	6,095
UOP	234	20	1993	47	13,021
TOTALS	4,036			3,490	966,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,490	206.2861	325.93	1,137,496	1989	1994	0	0	0	15.00	85.00

1 SFR CUST – 0% - 0 Heated Area: 3079 HX Base Yr



1 RAILROAD VINE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	987,300
TOTAL MARKET OB/XF VALUE	40,830
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,528,130
SOH/AGL Deduction	197,934
ASSESSED VALUE	1,330,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,330,196
TOTAL JUST VALUE	1,528,130
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,484,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
216039	ADDITION	0	09/01/2021
B24204	REMODEL	6,500	12/01/2010
B18624	REMODEL	1,500	10/31/2006
3395	NEW CONSTR	0	02/13/1989
5682	TEMP POLE	0	01/31/1989
5446	NEW CONSTR	184,709	01/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1995/0312	7/31/2015	WD	Q	I	01	910,000
GRANTOR: SMITH RAYMOND W & VIR						
GRANTEE: R C O MANAGEMENT CO						
1698/0153	8/31/2010	WD	Q	I	01	675,000
GRANTOR: MARMON ANTHONY C & JO						
GRANTEE: SMITH RAYMOND W & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 S1 W8 S1 W8 N7 W12 S1 W5 N1 W9 S1 W18 S9
FOP=[YR=1993] W9 S7 E9 N7 $ S7 W15 N6 W7 N1 W13 S11 E1 S6 W1
S8 E5 S1 E15 N6 E7 FOP=[YR=1993] S8 E8 N9 W8 S1 $ N1 E8 S9
E10 S1 E12 N6 E6 S1 E5 S11 FGR=[YR=1993] W3 S23 E25 N10 E1 N7
UOP=[YR=1993] E8 N15 W10 N3 W6 S4 W3 S8 E11 S6 $ N6 W23 $ E12
N8 E3 N4 E6 S3 E13 N12 E1 N19 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2010	2010	3	93	3,720	
2	1125	CB/STC 6"	0	0	0	0	889.00	SF	7.35	7.35	100	1989	1989	3	54.5	3,561	
3	0855	CONC PAVER	0	0	0	0	1,922.00	SF	10.00	10.00	100	2005	2005	3	84	16,145	
4	0855	CONC PAVER	0	0	0	0	1,758.00	SF	10.00	10.00	100	2022	2022	3	99	17,404	

LAND DESCRIPTION

TOTAL OB/XF 40,830

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 11/15/2022 BY DJ Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

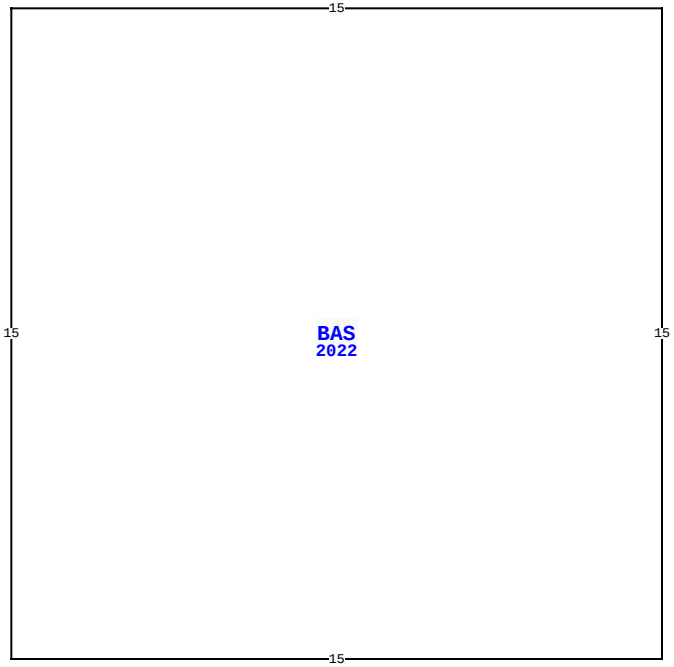
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	225	100	2022	225	20,428
TOTALS	225			225	20,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	11	225	172.1610	91.25	20,531	2022	2022	0	0	0	0.50	99.50

2 ACCESORY U – 0% - 0 Heated Area: 225 HX Base Yr



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PREVIOUS YEAR MKT VALUE	1,484,285

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GRANTOR: MARMON ANTHONY C & JO						
GRANTEE: SMITH RAYMOND W & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 S15 E15 N15$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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